

**Case Officer:** Andrew Lewis

**Recommendation:** Approve

**Applicant:** Elgin Investments LLP

**Proposal:** Discharge of condition 24 (covered cycle parking facilities) of 16/02446/F

**Expiry Date:** 11 January 2021

**Extension of Time:** 31 January 2022

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## **1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT**

- 1.1 The application site forms part of an allocated site for a new settlement in the Local Plan. The site is also within the emerging Mid-Cherwell Neighbourhood Plan area. It is within the RAF Upper Heyford Conservation Area and lies adjacent to the Rousham, Lower Heyford and Upper Heyford Conservation Area.
- 1.2 Full planning permission was granted in 2020 on a parcel of land at the west end of Camp Road for 296 dwellings (and associated infrastructure). Vehicular access is from Camp Road with secondary access to Izzard Road. Pedestrian and cycle links are proposed to Kirtlington Road and the existing settlement. The development will constitute Phase 9 of Heyford Park.
- 1.3 It is understood groundwork has already commenced on site.

## **2. CONDITIONS PROPOSED TO BE DISCHARGED**

- 2.1. Condition 24 states:

“Prior to the first use or occupation of any phase or sub-phase of the development hereby approved, covered cycle parking facilities shall be provided within that phase or sub-phase in accordance with details which shall firstly be submitted to and approved in writing by the Local Planning Authority. Thereafter, the covered cycle parking facilities shall be provided prior to the occupation of the residential unit to which they relate and permanently be retained and maintained for the parking of cycles in connection with the development.”

- 2.2. In support of the application a plan of the cycle store locations has been submitted and photo images of the two bike sheds supplemented later by house booklets showing the cycle stores in the apartment buildings.

## **3. RELEVANT PLANNING HISTORY**

- 3.1. The following planning history is considered relevant to the current proposal:

07/02350/CAC - Demolition of existing structures as part of lasting arrangement of Heyford Park - Allowed at appeal.

08/00716/OUT - Outline application for new settlement of 1,075 dwellings, together with associated works and facilities including employment uses, community uses, school, playing fields and other physical and social infrastructure - Allowed at appeal

10/01642/OUT - Proposed new settlement of 1,075 dwellings including the retention and change of use of 267 existing military dwellings to residential use Class C3 and the change of use of other specified buildings, together with associated works and facilities, including employment uses, a school, playing fields and other physical and social infrastructure – Approved.

10/01619/CAC - Demolition of existing structures (as per Conservation Area Consent Schedule and Drawing No. D.0291 38-1) – Approved.

16/02446/F - Erection of 296 residential dwellings (Use Class C3) comprising a mix of open market and affordable housing, together with associated works including provision of new and amended vehicular and pedestrian accesses, public open space, landscaping, utilities and infrastructure, and demolition of existing built structures and site clearance works – Approved.

18/00825/HYBRID - Demolition of buildings and structures as listed; Outline planning permission for up to 1,175 new dwellings; 60 close care dwellings; 929m<sup>2</sup> of retail; 670m<sup>2</sup> comprising a new medical centre; 35,175m<sup>2</sup> of new employment buildings, (comprising up to 6,330m<sup>2</sup> Class B1a, 13,635m<sup>2</sup> B1b/c, 9,250m<sup>2</sup> Class B2, and 5,960m<sup>2</sup> B8); 2.4ha site for a new school; 925m<sup>2</sup> of community use buildings; and 515m<sup>2</sup> of indoor sports, if provided on-site ; 30m in height observation tower with zip-wire with ancillary visitor facilities; energy facility/infrastructure with a stack height of up to 24m; additional education facilities (buildings and associated external infrastructure) at Buildings 73, 74 and 583 for education use; creation of areas of Open Space, Sports Facilities, Public Park and other green infrastructure; Change of Use of buildings and areas: 20.3ha of hardstanding for car processing; and 76.6ha for filming activities; the continuation of use of areas, buildings and structures already benefiting from previous planning permissions, associated infrastructure works including surface water attenuation provision and upgrading Chilgrove Drive and the junction with Camp Road – Resolution to approve subject to securing s106 agreement.

#### **4. RESPONSE TO CONSULTATION**

- 4.1 Oxfordshire County Council-Highways: Their original objection due to absence of clear details of cycle storage for flats has been withdrawn following submission of further information.

#### **5. APPRAISAL**

- 5.1. The original application was EIA development. Therefore, the EIA is considered sufficient for the purpose of considering the information provided for this condition and it has been taken into account in considering this subsequent application.
- 5.2. Covered cycle parking for houses is provided either in garages or sheds. The provision is comprehensive, with all houses having one of these provisions. The proposed cycle shed type is acceptable.
- 5.3. Covered cycle parking for flats is provided in areas marked “B/C” on plan No.PL\_SK\_001, Revision 01 and has been verified by the submission of the approved apartment drawings.
- 5.4. It is therefore considered the details submitted are acceptable in compliance with the specified condition.

**6. RECOMMENDATION**

That the following plans be approved in accordance with condition 24 of application reference 16/02446/F:

- PL\_SK\_001 – Ph9 Cycle Storage Locations
- Bike shed image 1 and 2.
- Drawings-PH9 Cluster 2B, SPF6; SPF8

Case Officer: Andrew Lewis

DATE: 20 January 2022

Checked By: Andy Bateson

DATE: 21<sup>st</sup> January 2022

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